

Lakecliff Lots Condensed Restrictions

1. All plans should be approved by the ACC prior to commencement of construction.
 2. Vacant lots should be kept mowed and weeds cut down.
 3. No temporary structures or RV's allowed.
 4. No fence greater than 8 ft. Approved materials are ornamental iron, masonry, or subdivision fence.
 5. No Brick can be used
 6. All homes must have 75% masonry construction.
 7. Roofing: Built-up flat roofs, concrete or ceramic tile, wood shake, wood shingle or approved metal.
 8. Construction should be completed within 360 days of commencement.
 9. In-ground pools are allowed and must be fully fenced.
- HOA dues as of 6-16-2020 are mandatory and are \$850 yearly.

Section 2.4 Size of Residences and Location on Lot. No Unit erected on any Lot shall have more than two and one-half (2 ½) stories, or exceed a maximum height of thirty-five feet (35') from top of lower slab. No Unit with an interior area of less than the applicable minimum number of square feet set forth below, exclusive of the attached garages, porches, or other appurtenances or appendages, shall be erected on any Lot, which the exception of Lots Three (3) through Twenty-Two (22) and Lots Twenty-Five (25) though Forty-Two (42) in previously identified Lakecliff on Lake Travis Section Eleven:

	All Other Lots	Previously Identified Section 6, 7, 8, 9, 12 (Lots 9-22) and 13 (Lots 1, 15-18)
<u>Main Residence</u>	<u>Minimum Interior Area</u>	<u>Minimum Interior Area</u>
(a) One (1) story residence	2,200 square feet	3,000 square feet
(b) One and one-half (1 ½), two (2), and two and one-half (2 ½) story residences	2,400 square feet (with at least 1,500 square feet on the first floor)	3,000 square feet (with at least 2,000 square feet on the first floor)
(c) Guest house	1,200 square feet	1,200 square feet
(d) Studio	625 square feet	625 square feet

Any other out-buildings must be approved by ACC.

TITLE SURVEY

ATS Job # 09091712s

LEGEND	
●	1/2" (RF) IRON ROD FOUND (unless noted)
○	1/2" (RS) IRON ROD SET "ATS ENGINEERS"
()	RECORD INFORMATION
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
(T)	TELEPHONE RISER
OPR. E.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
S.E.	SLOPE EASEMENT
A.E.	ACCESS EASEMENT

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 12°26'09" E	31.25
(L1)	(N 12°26'09" E)	(31.25)
L2	N 16°53'48" W	31.60
(L2)	(N 16°53'48" W)	(31.60)
L3	N 27°14'22" E	42.04
(L3)	(N 27°14'22" E)	(41.93)

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	270.00'	S 36°37'09" W	13.43'	13.43'
(C1)	(270.00')	(S 36°24'14" W)	(13.37')	(13.38')
C2	15.00'	S 83°21'47" W	21.52'	23.99'
(C2)	(15.00')	(S 82°56'28" W)	(21.21')	(23.56')

Notes:

- 1) All easements, of which I have knowledge and those recorded easements furnished by Titor Title Insurance Company according to Title Commitment GF No. 0919019-RBD, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.
- 2) Restrictive covenants recorded in Volume 97, Pages 80-81, Plat Records, Volume 12339, Page 558, Volume 12716, Page 744, Real Property Records, Document No. 2001200458, Official Public Records, Travis County, Texas.
- 3) Easements and building setback lines and other matters contained in Declaration of Covenants, Conditions and Restrictions, recorded in Volume 12339, Page 558, Real Property Records, Travis County, Texas.
- 4) Subject to Volume 12939, Page 1104, and Volume 12130, Page 1704, Real Property Records, Travis County, Texas.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback

Paul Utterback, RPLS No. 5738

Client: Buttress Fee Office

Date of Field Work: 09/25/2009

Field: MPutman

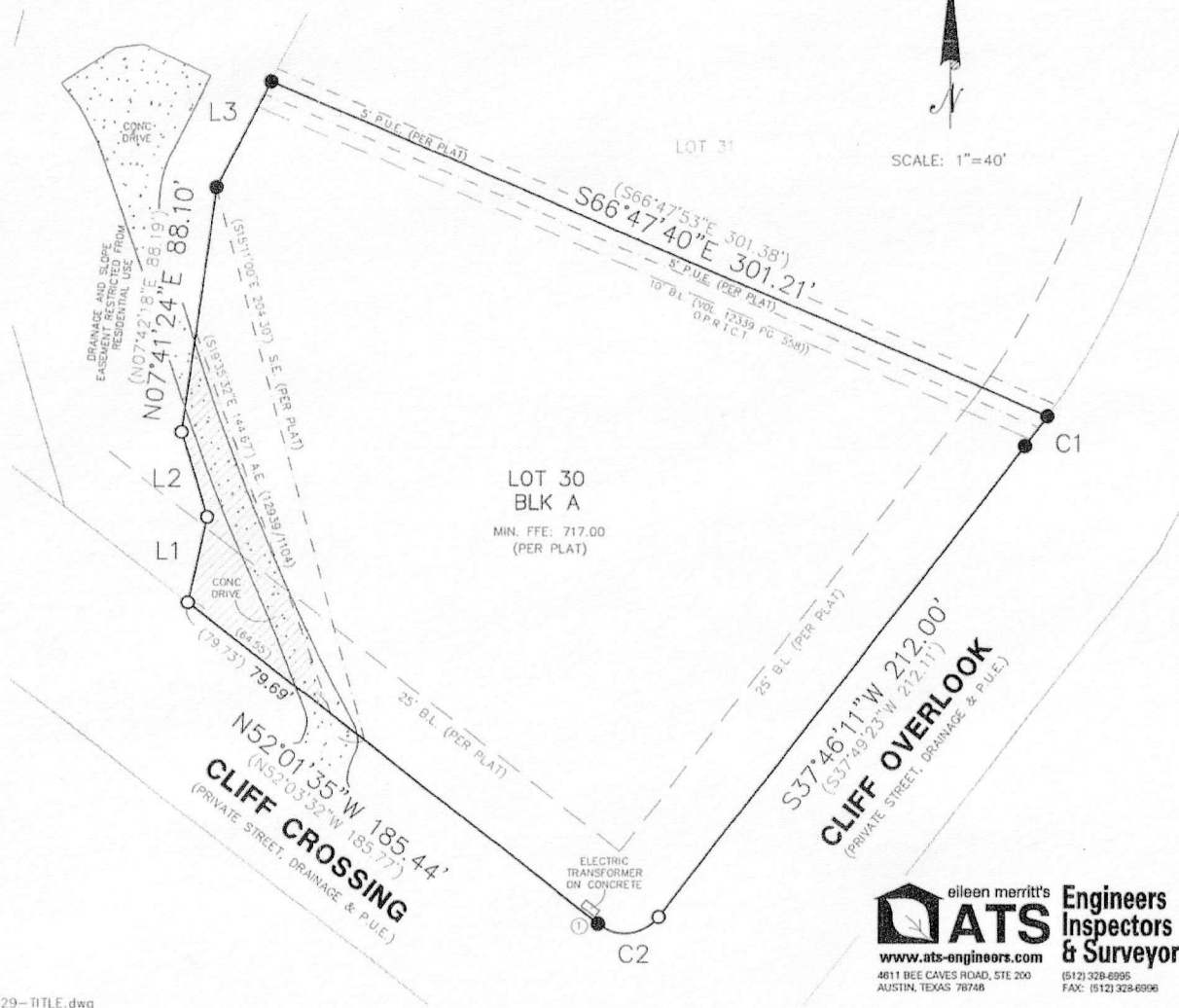
Tech: CRamirez

Date Drawn: 10/01/2009

Path: Projects/___BULK/CliffOverlook2900/Production/Dwgs/CliffOverlook2900-090929-TITLE.dwg



Reference: MARTIN Address: 2900 Cliff Overlook, Spicewood, TX
Lot 30, Block A, LAKECLIFF ON LAKE TRAVIS SECTION THREE, according to the map or plat thereof recorded in Volume 97, Pages 80-81, Plat Records, Travis County, Texas.



SCALE: 1"=40'

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